

Unapproved Minutes of the November 7, 2012 Planning Commission Meeting

SUP-0012-2012, Toano Middle School Parking Improvements

Mr. Jose Ribeiro stated Mr. Bruce Abbott of AES has applied on behalf of Williamsburg-James City County schools for a Special Use Permit (SUP) to allow the construction of a new student drop-off area and thirty parking spaces at the Toano Middle School site located at 7817 Richmond Road. He stated the property is zoned Public Lands (PL), and surrounded by residential developments such as Toano Trace, Toano Terrace, and Hunter's Creek. He stated a school is a specially permitted use in the PL district. He stated that an SUP amendment is necessary for these improvements as it proposes the physical expansion of a specially permitted use.

Mr. Ribeiro stated according to the applicant, the proposed student drop-off area and additional parking spaces are necessary in order to promote the general safety and welfare of students and improve the parking capacity at the school site. He stated for several years, the number of students being dropped off has increased, and in many cases students are being dropped off in every location at the school site even along Route 60. He stated the new student drop-off area, as shown on the master plan, will allow for a dedicated corridor where vehicles entering the parking area will circulate through the perimeter of the lot until reaching the drop-off zone where it's physically separated from the rest of the parking area.

Mr. Ribeiro stated in order to provide for the new drop-off area, a row of 22 existing parking spaces will be removed from its current location and rearranged throughout the parking area. He stated additionally, a row of 30 new parking spaces is proposed. He stated with these changes, the number of parking spaces will increase from 117 to 147, a gain of 30 parking spaces including five handicap parking spaces. He stated in addition to these improvements, a four foot wide bike lane is proposed along the frontage of the site connecting to an existing bike lane located along Route 60. He stated also, three bio-retention areas, as shown on the master plan, are designed to address the increase in impervious surface.

Mr. Ribeiro stated all agencies have reviewed this application and have recommended approval. He stated staff finds this proposal consistent with the Zoning Ordinance and the 2009 Comprehensive Plan. He stated staff recommends that the Planning Commission recommends approval of this SUP amendment request to the BOS with the conditions listed in the staff report.

Mr. O'Connor opened the public comment.

There being none, Mr. O'Connor closed the public comment.

Mr. Maddocks asked what triggered the need for Planning Commission review.

Mr. Ribeiro stated that a school is a specially permitted use in the PL district. He stated that an SUP amendment is necessary for these improvements as it proposes the physical expansion of a specially permitted use.

Mr. Maddocks moved for approval of the Toano Middle School Parking Improvements as presented.

In a unanimous voice vote, the report was approved (6-0; absent: Woods).